PUGET SOUND ENERGY

Project Change Request

2011

PCR version 1.05

PCR Number:	8 **Gate:** 3
Originator:	Lombard, Barry
Submit Date:	5/13/2011
☑	***Gate Change***

WBS Element:	S.00766	**P3 Project ID:**	ARDM06	**In-Service Date:**	3/12/2012
Project/Program Name:	Ardmore Substation			**Prior In-Service:**	
Project/Program:	Project	**Budget/Document:**	Budget	**Project Phase:**	Design
				Notification:	10608352

	Lifetime Capital	Lifetime OMRC
Original Plan:	$15,725,000	$90,000
Net Approved Δ:	$10,829,024	$621,854
Current Plan:	$26,554,024	$711,854
Current PCR:	$4,445,284	-$107,405
Revised Plan:	$30,999,308	$604,449

	2011 Annual Capital	2011 Annual OMRC
Original 2011 Budget:	$13,986,336	$117,405
Net Δ already Approved:	$0	$0
Current 2011 budget:	$13,986,336	$117,405
Current Δ Requested:	$4,135,284	-$117,405
Revised '11 Budget will be:	$18,121,620	$0

Description of change:

The primary purpose for this PCR is to obtain approval to pass through Gate 4 and move forward with the civil construction bid process.

This PCR updates project cost estimates for all phases of the project including substation, feeders, transmission and property purchase. The total project costs are approximately $4,135,000 higher than previously estimated. Actual costs for some materials were higher than estimated and after detailed engineering certain SCADA, fiber, substation and distrinution costs came in higher than expected. In addition, property and legal costs are higher than previously estimated.

Justification / Benefit:

Approval of this PCR will allow the project to move forward through the bid process. This project is critical for improving relaibility in the area and mitigating the risk of extended outages to commercial and residentail customers in the area. The project will also add capacity for future growth.

Risk of not implementing change:

The major risk of not implementing this project is that transformers and circuits can become overloaded during summer peaking periods and a substation outage could result in extended outages to customers in the area. There is also a risk that without the new station, we will not have the capacity to adequately accommodate load growth.

Alternatives:

An alternative to building the switching station at this time would be to install a circuit breaker at Ardmore and defer the switching station until the 2nd bank is installed at Ardmore or Interlaken. The breaker would enable some level of automatic switching for an interim measure to address single contingency situations. This was rejected for reliabilty/cost issues.

Item	Description	Qty	Units	Unit Price	Net Amount
1	Increase substation WBS S007660101 by $3,205,000	1	1	3,205,000	$3,205,000
2	Increase feeder WBS S007660102 by $1,083,644	1	1	1,083,644	$1,083,644
3	Increase property WBS S0076603 by $205,000	1	1	205,000	$205,000
4	Decrease transmission WBS S007660401 by $358,360	1	1	(358,360)	($358,360)
				Total	**$4,135,284**

Submitted and reviewed:

- ☑ Barry Lombard, Project Manager - 5/20/2011
- ☑ Carol Jaeger, Planner - 5/20/2011
- ☑ John Peterman, Budgeting - 5/20/2011
- ☑ Carl Zimmermann, Project Controls - 5/20/2011

Recommendation:

***Status / Change Control Board Review*:**

- ☐ Approved ☐ Approved with Conditions ☐ Deferred ☐ Denied
- ☑ Shauna Tran, Manager, Project Management - 5/23/2011
- ☑ Jennifer Tada, Manager, Planning - 5/25/2011
- ☑ Brenda Bartell, Manager, Budgeting - 5/23/2011
- ☑ Doug Loreen, Director - 5/25/2011
- ☐ Director approved

LIFETIME PROJECT BUDGET

PCR: **8**

Year	WBS Element	Project Description	Gate*	Capital Actuals	Capital Δ Requested	Capital Original Budget	Capital Approved Budget	Capital Requested Budget	OMRC Actuals	OMRC Δ Requested	OMRC Original Budget	OMRC Approved Budget	OMRC Requested Budget
Prior Years Actual Costs by WBS													
Thru 2010	S007660101	Ardmore Substation		$2,728,498					$596,854				
	S007660101	ARDMORE SUB BK 1 & 4 FEEDERS		$7,628,829									
	S007660201	Ardmore Substation - Distribution		$2,512									
	S0076603	Ardmore Sub Property Purchase											
	S007660401	Ardmore Substation - Transmission Lines											
	Prior Years Subtotal			$10,359,838					$596,854				
Current Year Approved Changes													
2011	S007660101	Ardmore Substation		$661,471		$11,229,900	$11,229,900				$71,463	$71,463	
	S007660101	ARDMORE SUB BK 1 & 4 FEEDERS											
	S007660201	Ardmore Substation - Distribution		$59,071		$1,531,356	$1,531,356				$25,524	$25,524	
	S0076603	Ardmore Sub Property Purchase				$816,720	$816,720						
	S007660401	Ardmore Substation - Transmission Lines				$408,360	$408,360				$20,418	$20,418	
Current PCR Request			***Gate****										
2011	S007660101	Ardmore Substation			$3,205,000	$11,229,900	$11,229,900	$14,434,900		-$71,463	$71,463	$71,463	
	S007660101	ARDMORE SUB BK 1 & 4 FEEDERS											
	S007660201	Ardmore Substation - Distribution			$1,083,644	$1,531,356	$1,531,356	$2,615,000		-$25,524	$25,524	$25,524	
	S0076603	Ardmore Sub Property Purchase			$205,000	$816,720	$816,720	$1,021,720					
	S007660401	Ardmore Substation - Transmission Lines			-$358,360	$408,360	$408,360	$50,000		-$20,418	$20,418	$20,418	
	Current Fiscal Year Subtotal			$720,542	$4,135,284	$13,986,336	$13,986,336	$18,121,620	$0	-$117,405	$117,405	$117,405	$0
5-Year Plan by WBS													
2012	S007660101	Ardmore Substation			$400,000		$650,000	$1,050,000					
	S007660101	ARDMORE SUB BK 1 & 4 FEEDERS			$1,850,000		-$1,850,000						
	S007660201	Ardmore Substation - Distribution			-$1,800,000		$2,950,000	$1,150,000		$10,000			$10,000
	S0076603	Ardmore Sub Property Purchase					$300,000	$300,000		-$20,000		$20,000	
	S007660401	Ardmore Substation - Transmission Lines			$360,000			$360,000		$20,000			$20,000
2013	S007660101	Ardmore Substation			-$500,000		$500,000						
	S007660101	ARDMORE SUB BK 1 & 4 FEEDERS											
	S007660201	Ardmore Substation - Distribution											
	S0076603	Ardmore Sub Property Purchase											
	S007660401	Ardmore Substation - Transmission Lines											
2014	S007660101	Ardmore Substation											
	S007660101	ARDMORE SUB BK 1 & 4 FEEDERS											
	S007660201	Ardmore Substation - Distribution											
	S0076603	Ardmore Sub Property Purchase											
	S007660401	Ardmore Substation - Transmission Lines											
2015	S007660101	Ardmore Substation											
	S007660101	ARDMORE SUB BK 1 & 4 FEEDERS											
	S007660201	Ardmore Substation - Distribution											
	S0076603	Ardmore Sub Property Purchase											
	S007660401	Ardmore Substation - Transmission Lines											
2016 & beyond	S007660101	Ardmore Substation											
	S007660101	ARDMORE SUB BK 1 & 4 FEEDERS											
	S007660201	Ardmore Substation - Distribution											
	S0076603	Ardmore Sub Property Purchase											
	S007660401	Ardmore Substation - Transmission Lines											
		Lifetime Project Capital Plan		$11,080,381	$4,445,284	$13,986,336	$16,536,336	$20,981,620					
		Lifetime Project OMRC Plan							$596,854	-$107,405	$117,405	$137,405	$30,000

Lifetime Capital + OMRC

Actuals	Δ Requested	Original	Approved	Requested Budget
$11,677,234	$4,337,879	$14,103,741	$16,673,741	$21,011,620

Revised Lifetime Capital	Revised Lifetime OMRC
$30,999,308	**$604,449**

** Gate entered should be the gate before the PCR has been approved.*

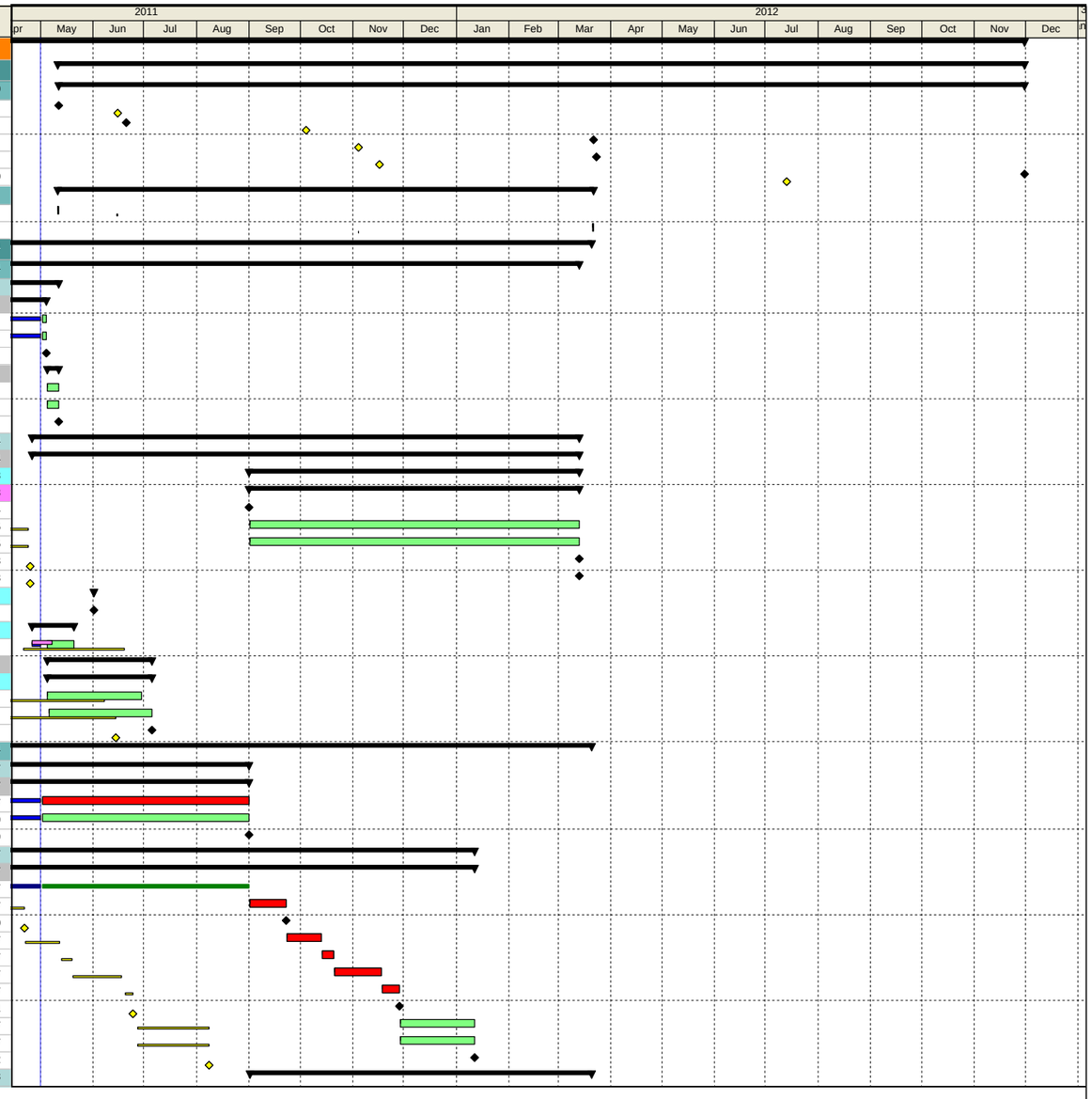
PCR: **8**

Lifetime Project PCR History

PCR History by WBS

Year	*PCR #*	*Hyperlink*	*PCR Status*
2010	*7*	\\sestdpt1.puget.com\sopmpps\PM Budget Forecast\PCRs\Ardmore Sub\PCR 7 01-04-11 Final.pd	*Approved*
2010	*6*	\\Sestdpt1.puget.com\sopmpps\PM Budget Forecast\PCRs\Ardmore Sub\PCR 6 06-30-10.pd	*Approved*
2010	*5*	\\Sestdpt1.puget.com\sopmpps\PM Budget Forecast\PCRs\Ardmore Sub\PCR 5_04-06-10.pd	*Approved*

Activity ID	Activity Name	Start	Finish	Original Duration	% Complete	BL Project Finish	SV
Ardmore Sub and Trans Line		09-Apr-08 A	30-Nov-12	871		13-Jul-12	-97
Project Management Administration		11-May-11	30-Nov-12	394		13-Jul-12	-97
Project Gate Milestones		11-May-11	30-Nov-12	407		13-Jul-12	-100
GMS1040	Gate 4A Substation Complete - Phase 5A Substation Approved		11-May-11	0	0%	15-Jun-11	25
GMS1050	Gate 5A Substation Complete - Phase 6A Substation Approved		20-Jun-11	0	0%	04-Oct-11	76
GMS1110	Gate 4B T/D Complete - Phase 5A T/D Approved		21-Mar-12	0	0%	04-Nov-11	-98
GMS1120	Gate 5B T/D Complete - Phase 6B T/D Approved		23-Mar-12	0	0%	16-Nov-11	-92
GMS1080	Gate 6 Complete - Project Complete		30-Nov-12	0	0%	13-Jul-12	-100
Project Administration		11-May-11	21-Mar-12	217		04-Nov-11	-92
GMS1090	Gate 4A Substation Review meeting	11-May-11	11-May-11	1	0%	15-Jun-11	24
GMS1100	Gate 4B T/D Review meeting	21-Mar-12	21-Mar-12	1	0%	04-Nov-11	-92
Detailed Engineering Phase		01-Jul-10 A	20-Mar-12	339		08-Aug-11	-154
Substation		11-Nov-10 A	13-Mar-12	334		19-Jun-11	-184
Substation Design and Engineering		11-Nov-10 A	11-May-11	124		29-Mar-11	-31
Substation 90% Design & Permit Package		11-Nov-10 A	04-May-11	119		09-Feb-11	-59
G3180	Electrical Detailed Design (90%) (Steps attached)	11-Nov-10 A	04-May-11	60	0%	09-Feb-11	-59
G3170	Civil Detailed Design (90%) (Steps attached)	11-Nov-10 A	04-May-11	60	30%	09-Feb-11	-59
G3260	90% Design Pkg Complete		04-May-11	0	0%	09-Feb-11	-60
Substation Final Design		05-May-11	11-May-11	5		29-Mar-11	-31
G3250	Electrical Underground Final Design (Steps attached)	05-May-11	11-May-11	5	0%	24-Mar-11	-34
G3430	Civil Final Design (Steps attached)	05-May-11	11-May-11	5	0%	24-Mar-11	-34
G3470	Substation Final Construct Pkg Complete		11-May-11	0	0%	29-Mar-11	-31
Substation Permit Process		26-Apr-11 A	13-Mar-12	215		19-Jun-11	-184
Substation Major Land Use and Environmental Permits		26-Apr-11 A	13-Mar-12	215		19-Jun-11	-184
City of Bellevue		31-Aug-11	13-Mar-12	132		25-Apr-11	-223
City of Bellevue Planning Department		31-Aug-11	13-Mar-12	132		25-Apr-11	-223
G6400	Submit Bellevue Administrative CUP Application and SEPA Checklist		31-Aug-11*	0	0%	22-Feb-11	-134
G6410	City of Bellevue SEPA Checklist Review Period	01-Sep-11	13-Mar-12	195	0%	23-Apr-11	-325
G6420	City of Bellevue Administrative CUP Application Review	01-Sep-11	13-Mar-12	195	0%	23-Apr-11	-325
G6430	City of Bellevue SEPA Threshold Determination		13-Mar-12	0	0%	25-Apr-11	-223
G6440	City of Bellevue Administrative CUP Approval		13-Mar-12	0	0%	25-Apr-11	-223
Puget Sound Clean Air Agency (PSCAA)		01-Jun-11	01-Jun-11	0		29-Mar-11	-45
G6160	Submit PSCAA NOI		01-Jun-11*	0	0%	29-Mar-11	-45
National Pollutant Discharge Elimination System (NPDES)		26-Apr-11 A	20-May-11	30		19-Jun-11	30
G6170	NPDES Permit (Washington State)	26-Apr-11 A	20-May-11	30	46.67%	19-Jun-11	30
Substation Construction Permits		05-May-11	05-Jul-11	42		14-Jun-11	-14
City of Redmond		05-May-11	05-Jul-11	42		14-Jun-11	-14
G3380	City of Redmond Civil Drawing Review	05-May-11	29-Jun-11	56	0%	07-Jun-11	-22
G3370	City of Redmond Plan Check	06-May-11	05-Jul-11	41	0%	14-Jun-11	-14
G3440	City of Redmond Building Permit Issued		05-Jul-11	0	0%	14-Jun-11	-15
Transmission/Distribution		01-Jul-10 A	20-Mar-12	297		08-Aug-11	-154
Transmission/Distribution Right of Way		01-Jul-10 A	31-Aug-11	188		31-Mar-11	-107
Transmission Right of Way		01-Jul-10 A	31-Aug-11	188		31-Mar-11	-107
G3040	Transmission Easements	01-Jul-10 A	31-Aug-11	188	54.26%	31-Mar-11	-107
G6470	Distribution Easements	20-Oct-10 A	31-Aug-11	109	21.1%	29-Mar-11	-109
G3270	Trans/Dist ROW Property Obtained		31-Aug-11	0	0%	31-Mar-11	-109
Transmission/Distribution Design and Engineering		01-Jul-10 A	11-Jan-12	250		08-Aug-11	-107
Transmission Design		01-Jul-10 A	11-Jan-12	250		08-Aug-11	-107
G3050	Transmission Easement Engineering Support	01-Jul-10 A	31-Aug-11	20	0%	31-Mar-11	-107
G3280	Prepare Transmission Load Diagrams / Design Bid Package	01-Sep-11	22-Sep-11	15	0%	21-Apr-11	-107
G3290	Steel Transmission Pole Design/Fabrication Bid Package complete		22-Sep-11	0	0%	21-Apr-11	-110
G3294	Prepare Steel Transmission Pole Design Bid Proposal (Consultant)	23-Sep-11	13-Oct-11	15	0%	12-May-11	-107
G3298	Steel Transmission Pole Design Bid Proposal Review / Award (PSE)	14-Oct-11	20-Oct-11	5	0%	19-May-11	-107
G3300	Prepare Steel Transmission Pole Design Drawings (Consultant)	21-Oct-11	17-Nov-11	20	0%	17-Jun-11	-107
G3305	Steel Transmission Pole Design Review / Approval (PSE)	18-Nov-11	28-Nov-11	5	0%	24-Jun-11	-107
G3330	Steel Transmission Pole Design Complete		28-Nov-11	0	0%	24-Jun-11	-111
G3320	SAP Material Req Process (Non-coded items)	29-Nov-11	11-Jan-12	30	0%	08-Aug-11	-107
G3340	Prepare Transmission Construction Bid Package	29-Nov-11	11-Jan-12	30	0%	08-Aug-11	-107
G3360	Submit Transmission Construction Bid Package		11-Jan-12	0	0%	08-Aug-11	-112
Transmission Permits		01-Sep-11	20-Mar-12	137		29-Apr-11	-223



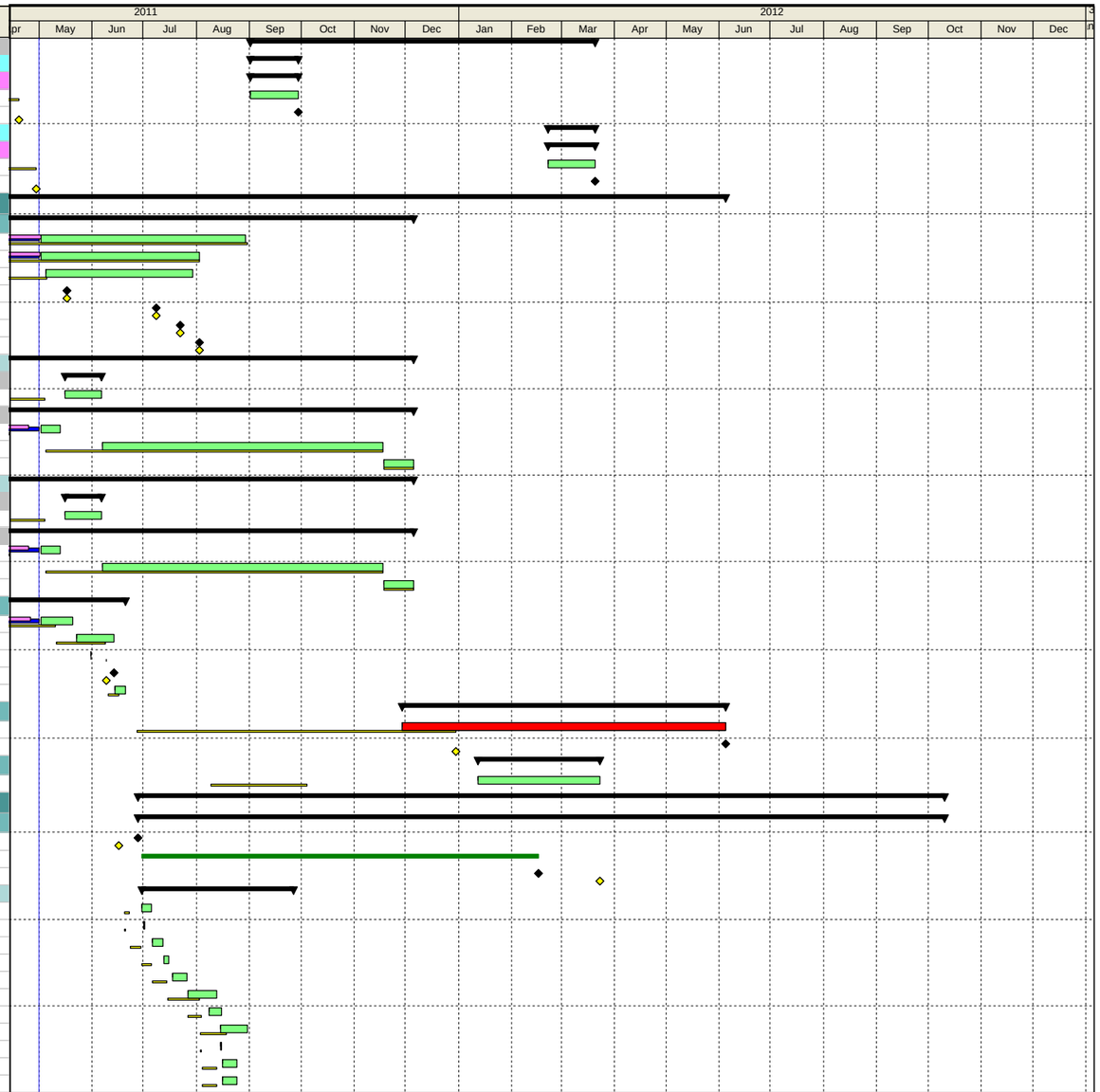
Remaining Level of Effort
Actual Level of Effort
Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Baseline Milestone
Milestone
% Complete
summary

PSE Capital Programs
Detail Schedule by WBS
TASK filter: PSE_Activity not Complete.

Start Date: 01-Jun-06
Finish Date: 30-Nov-12
Data Date: 01-May-11
Run Date: 18-May-11

PSE PUGET SOUND ENERGY

Activity ID	Activity Name	Start	Finish	Original Duration	% Complete	BL Project Finish	SV
Right of Way / Use Permits		01-Sep-11	20-Mar-12	137		29-Apr-11	-223
City of Redmond		01-Sep-11	29-Sep-11	20		19-Apr-11	-114
City of Redmond Public Works Department		01-Sep-11	29-Sep-11	20		19-Apr-11	-114
G6460	City of Redmond Trans/Dist ROW / Use Permits	01-Sep-11	29-Sep-11	20	0%	19-Apr-11	-114
G6450	City of Redmond Trans/Dist ROW / Use Permits Obtained		29-Sep-11	0	0%	19-Apr-11	-117
City of Bellevue		22-Feb-12	20-Mar-12	20		29-Apr-11	-223
City of Bellevue Public Works Department		22-Feb-12	20-Mar-12	20		29-Apr-11	-223
G3390	City of Bellevue Trans/Dist ROW / Use Permits	22-Feb-12	20-Mar-12	20	0%	29-Apr-11	-223
G3450	City of Bellevue Trans/Dist ROW / Use Permits Obtained		20-Mar-12	0	0%	29-Apr-11	-232
Procurement & Contracting Phase		09-Apr-08 A	04-Jun-12	871		30-Dec-11	-107
Substation PSE Furnished Materials		09-Apr-08 A	05-Dec-11	871		05-Dec-11	0
G3130	Substation XFR, PCB, etc. Procurement	09-Apr-08 A	29-Aug-11	871	90.36%	30-Aug-11	1
G6200	Substation GIS (Breakers, Disconnect Switches, Piping, etc.) Procure...	30-Sep-08 A	02-Aug-11	726	91.05%	02-Aug-11	0
G3240	Substation Materials (Stores / Short Lead)	05-May-11	29-Jul-11	60	0%	05-May-11	-59
G6204	GIS (Breakers, Disconnect Switches, Piping, etc.) Factory Acceptanc...		17-May-11*	0	0%	17-May-11	0
G6208	GIS (Controls) Factory Acceptance Testing		08-Jul-11*	0	0%	08-Jul-11	0
G6209	GIS (Controls) Delivery		22-Jul-11*	0	0%	22-Jul-11	0
G6206	GIS (Breakers, Disconnect Switches, Piping, etc.) Delivery		02-Aug-11*	0	0%	02-Aug-11	0
Metalclad Switchgear		11-Jan-11 A	05-Dec-11	228		05-Dec-11	0
PSE Activities		16-May-11	06-Jun-11	15		04-May-11	-22
MClad1120	Standards/Engineering reviews and approves drawings and returns to...	16-May-11	06-Jun-11	15	0%	04-May-11	-22
Manufacturer Activities		11-Jan-11 A	05-Dec-11	228		05-Dec-11	0
MClad1110	Manufacturer creates approval drawings and submits to Standards	11-Jan-11 A	13-May-11	65	84.62%	13-Apr-11	-22
MClad1115	Manufacturing / Delivery / Inspection of MClad	07-Jun-11	17-Nov-11	116	0%	17-Nov-11	0
MClad1180	Final Metalclad as-builts prepared for PSE	18-Nov-11	05-Dec-11	10	0%	05-Dec-11	0
MPAC		11-Jan-11 A	05-Dec-11	228		05-Dec-11	0
PSE Activities		16-May-11	06-Jun-11	15		04-May-11	-22
MPAC1500	Standards/Engineering reviews and approves drawings and returns to...	16-May-11	06-Jun-11	15	0%	04-May-11	-22
Manufacturer Activities		11-Jan-11 A	05-Dec-11	228		05-Dec-11	0
MPAC1490	Manufacturer creates approval approval drawings and submits to Sta...	11-Jan-11 A	13-May-11	65	84.62%	13-Apr-11	-22
MClad1515	Manufacturing / Delivery / Inspection of MPAC	07-Jun-11	17-Nov-11	116	0%	17-Nov-11	0
MPAC1570	Final MPAC as-builts prepared for PSE	18-Nov-11	05-Dec-11	10	0%	05-Dec-11	0
Substation Contracting		01-Apr-11 A	20-Jun-11	35		16-Jun-11	-2
G4000	Prepare Civil Bid Package	01-Apr-11 A	20-May-11	30	50%	10-May-11	-8
G4030	Contractor Civil Bid Preparation	23-May-11	13-Jun-11	15	0%	08-Jun-11	-3
G4040	Civil Bid Package Pre-Bid Meeting	31-May-11	31-May-11	1	0%	09-Jun-11	7
G4050	Civil Bids Due		13-Jun-11	0	0%	09-Jun-11	-2
G4060	Civil Bids Review	14-Jun-11	20-Jun-11	5	0%	16-Jun-11	-2
Transmission/Distribution PSE Furnished Materials		29-Nov-11	04-Jun-12	130		30-Dec-11	-107
G3350	Steel Transmission Poles Fabrication	29-Nov-11	04-Jun-12	130	0%	30-Dec-11	-107
G3460	All Trans Materials Procured		04-Jun-12	0	0%	30-Dec-11	-111
Transmission Contracting		12-Jan-12	23-Mar-12	50		04-Oct-11	-117
G4010	Trans/Dist Contract Mgmt	12-Jan-12	23-Mar-12	50	0%	04-Oct-11	-117
Build / Construct Phase		27-Jun-11	10-Oct-12	326		09-May-12	-107
Substation Construction		27-Jun-11	10-Oct-12	326		23-Mar-12	-140
G5020	Substation Civil Contract Award / Notice to Proceed		27-Jun-11	0	0%	16-Jun-11	-7
G5090	Substation Construction Window	30-Jun-11	16-Feb-12	159	0%	23-Mar-12	25
G5510	Substation Construction Complete		16-Feb-12	0	0%	23-Mar-12	26
Substation Civil and Site Work		30-Jun-11	26-Sep-11	61		14-Sep-11	-8
G5050	Substation Mobilization	30-Jun-11*	05-Jul-11	3	0%	22-Jun-11	-8
G5140	Temporary Power Connection	01-Jul-11	01-Jul-11	1	0%	20-Jun-11	-9
G5170	Survey and Layout per plan	06-Jul-11	12-Jul-11	5	0%	29-Jun-11	-8
G5190	Temporary Erosion Sediment Control	13-Jul-11	15-Jul-11	3	0%	05-Jul-11	-8
G5200	Clear and Grub Site	18-Jul-11	26-Jul-11	7	0%	14-Jul-11	-8
G5210	Embankment and rough grade	27-Jul-11	12-Aug-11	13	0%	02-Aug-11	-8
G5220	Foundations	08-Aug-11	15-Aug-11	6	0%	03-Aug-11	-8
G5240	Base Course Rock/Fine grade	15-Aug-11	30-Aug-11	12	0%	18-Aug-11	-8
G5250	Set Vaults	15-Aug-11	15-Aug-11	1	0%	03-Aug-11	-8
G5270	Storm Drains	16-Aug-11	24-Aug-11	7	0%	12-Aug-11	-8
G5260	Underground Distribution Conduits	16-Aug-11	24-Aug-11	7	0%	12-Aug-11	-8



Remaining Level of Effort
Actual Level of Effort
Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Baseline Milestone
Milestone
% Complete
summary

PSE Capital Programs
Detail Schedule by WBS
TASK filter: PSE_Activity not Complete.

Start Date: 01-Jun-06
Finish Date: 30-Nov-12
Data Date: 01-May-11
Run Date: 18-May-11

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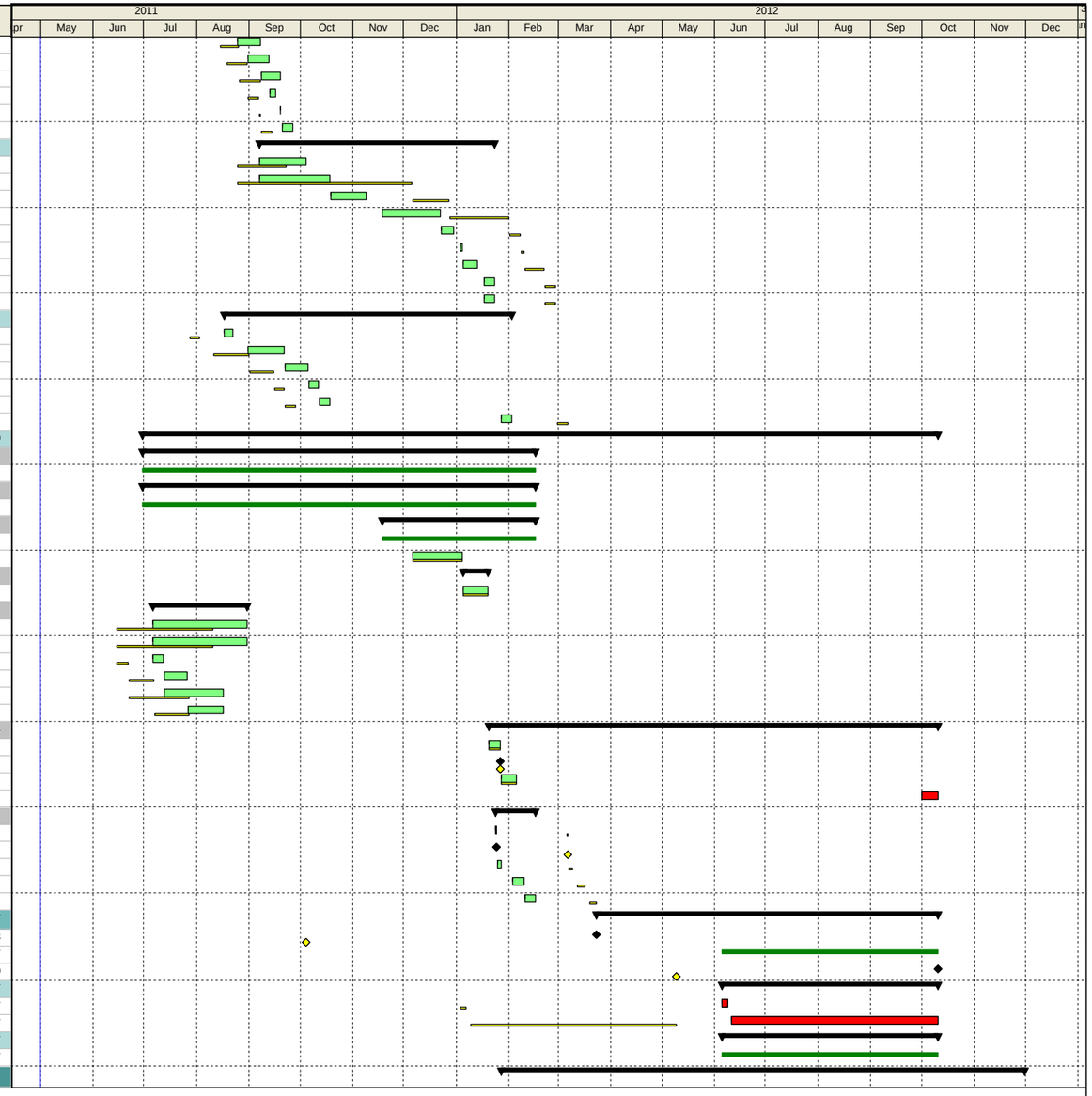
PSE PUGET SOUND ENERGY

Activity ID	Activity Name	Start	Finish	Original Duration	% Complete	BL Project Finish	SV
G5280	Underground Yard Conduits	25-Aug-11	07-Sep-11	9	0%	25-Aug-11	-8
G5300	Fence Post installation	31-Aug-11	12-Sep-11	8	0%	30-Aug-11	-8
G5340	Ground Grid	08-Sep-11	19-Sep-11	8	0%	07-Sep-11	-8
G5360	Fence Fabric installation	13-Sep-11	16-Sep-11	4	0%	06-Sep-11	-8
G5370	Asphalt	19-Sep-11	19-Sep-11	1	0%	07-Sep-11	-8
G3200	Ground Resistivity Test (Steps Attached)	20-Sep-11	26-Sep-11	5	0%	14-Sep-11	-8
Substation Electric Work		07-Sep-11	23-Jan-12	94		28-Feb-12	25
G5420	Set Steel structures	07-Sep-11	04-Oct-11	20	0%	22-Sep-11	-8
G5430	GIS Installation	07-Sep-11	18-Oct-11	30	0%	05-Dec-11	32
G5380	Transformer installation	19-Oct-11	08-Nov-11	15	0%	27-Dec-11	32
G5390	Metalclad installation	18-Nov-11	22-Dec-11	25	0%	31-Jan-12	28
G5400	MPAC installation	23-Dec-11	30-Dec-11	5	0%	07-Feb-12	25
G5410	Install Battery System	03-Jan-12	04-Jan-12	2	0%	09-Feb-12	25
G5450	Above grade conduits and grounding	05-Jan-12	13-Jan-12	7	0%	21-Feb-12	25
G5460	Bus Installation	17-Jan-12	23-Jan-12	5	0%	28-Feb-12	25
G5470	Cable and terminations	17-Jan-12	23-Jan-12	5	0%	28-Feb-12	25
Telecommunications / SCADA Work		17-Aug-11	02-Feb-12	116		06-Mar-12	22
G6290	Telecom Facility Installation	17-Aug-11	22-Aug-11	4	0%	02-Aug-11	-14
G6230	Telecom Fiber Installation	31-Aug-11	21-Sep-11	15	0%	31-Aug-11	-14
G6240	Telecom Fiber Splice Testing	22-Sep-11	05-Oct-11	10	0%	15-Sep-11	-14
G6300	Telecom Network Installation	06-Oct-11	11-Oct-11	4	0%	21-Sep-11	-14
G6310	Telecom Network Provision Go Live	12-Oct-11	18-Oct-11	5	0%	28-Sep-11	-14
G5490	SCADA RTU Installation	27-Jan-12	02-Feb-12	5	0%	06-Mar-12	22
Substation Construction Support		30-Jun-11	10-Oct-12	324		23-Mar-12	-140
Electrical Assembly Engineering		30-Jun-11	16-Feb-12	159		23-Mar-12	25
G5070	Eng Construction Support - Electric	30-Jun-11	16-Feb-12	159	0%	23-Mar-12	25
Civil Engineering		30-Jun-11	16-Feb-12	159		23-Mar-12	25
G5060	Eng Construction Support - Civil	30-Jun-11	16-Feb-12	159	0%	23-Mar-12	25
Controls Engineering		18-Nov-11	16-Feb-12	60		23-Mar-12	25
G5080	Eng Construction Support - Controls	18-Nov-11	16-Feb-12	60	0%	23-Mar-12	25
G6340	Substation Final Controls Design (Wiring Diagrams)	06-Dec-11	04-Jan-12	20	0%	04-Jan-12	0
Protection Engineering		05-Jan-12	19-Jan-12	10		19-Jan-12	0
G3100	Substation Final Protection Design (RTU Soft Points)	05-Jan-12	19-Jan-12	10	0%	19-Jan-12	0
Telecommunications		06-Jul-11	30-Aug-11	40		10-Aug-11	-14
G6210	Telecom Fiber Design Permitting Phase	06-Jul-11	30-Aug-11	40	0%	10-Aug-11	-14
G6220	Telecom Fiber Material Procurement	06-Jul-11	30-Aug-11	40	0%	10-Aug-11	-14
G6250	Telecom Network Design	06-Jul-11	12-Jul-11	5	0%	21-Jun-11	-14
G6260	Telecom Facility Design	13-Jul-11	26-Jul-11	10	0%	06-Jul-11	-14
G6270	Telecom Network Material Procurement	13-Jul-11	16-Aug-11	25	0%	27-Jul-11	-14
G6280	Telecom Facility Material Procurement	27-Jul-11	16-Aug-11	15	0%	27-Jul-11	-14
SCADA/EMS		20-Jan-12	10-Oct-12	185		05-Feb-12	-174
G5230	SCADA RTU Configuration	20-Jan-12	26-Jan-12	5	0%	26-Jan-12	0
G5310	SCADA Design Complete / Notification to EMS		26-Jan-12	0	0%	26-Jan-12	0
G6360	EMS ICCP Modeling for T-line Tap	27-Jan-12	05-Feb-12	10	0%	05-Feb-12	0
G6500	EMS ICCP Modeling for new T-line	01-Oct-12	10-Oct-12	10	0%		
Construction Management		24-Jan-12	16-Feb-12	18		23-Mar-12	25
G5500	Field Review with operations staff	24-Jan-12	24-Jan-12	1	0%	06-Mar-12	29
G5520	Punch list complete		24-Jan-12	0	0%	06-Mar-12	30
G5530	Cleanup and demobilize	25-Jan-12	27-Jan-12	3	0%	09-Mar-12	29
G5540	Complete Substation as-built drawings	03-Feb-12	09-Feb-12	5	0%	16-Mar-12	25
G5550	Construction close out	10-Feb-12	16-Feb-12	5	0%	23-Mar-12	25
Transmission/Distribution Construction		23-Mar-12	10-Oct-12	140		09-May-12	-107
G5030	Transmission Contract Award / Notice to Proceed		23-Mar-12	0	0%	04-Oct-11	-123
G5130	Transmission Construction Window	05-Jun-12	10-Oct-12	90	0%	09-May-12	-107
G5560	Transmission Construction Complete		10-Oct-12	0	0%	09-May-12	-110
Transmission Work		05-Jun-12	10-Oct-12	90		09-May-12	-107
G5100	Transmission Mobilization	05-Jun-12	08-Jun-12	4	0%	06-Jan-12	-107
G5180	Transmission Construction	11-Jun-12	10-Oct-12	86	0%	09-May-12	-107
Transmission/Distribution Construction Support		05-Jun-12	10-Oct-12	90		09-May-12	-107
G5110	Eng Construction Support - Trans	05-Jun-12	10-Oct-12	90	0%	09-May-12	-107
Closeout and Hand Off to O&M Phase		27-Jan-12	30-Nov-12	215		13-Jul-12	-97



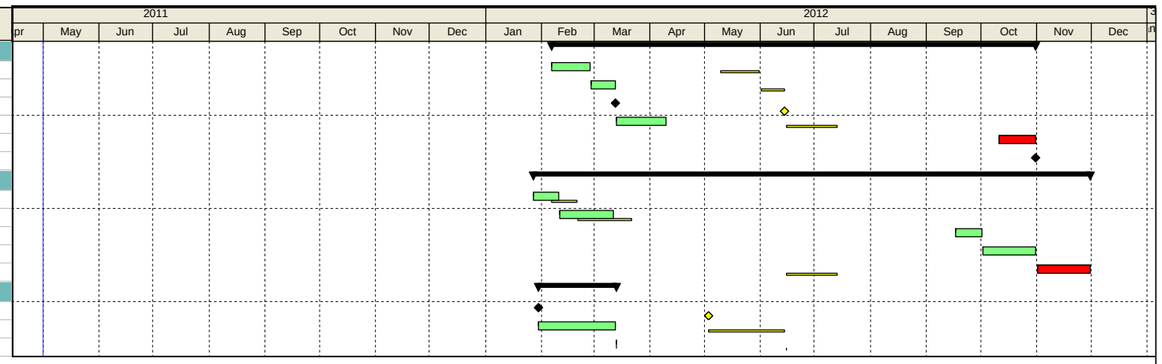
Remaining Level of Effort
Actual Level of Effort
Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Baseline Milestone
Milestone
% Complete
summary

PSE Capital Programs
Detail Schedule by WBS
TASK filter: PSE_Activity not Complete.

Start Date: 01-Jun-06
Finish Date: 30-Nov-12
Data Date: 01-May-11
Run Date: 18-May-11

PSE PUGET SOUND ENERGY

Activity ID	Activity Name	Start	Finish	Original Duration	% Complete	BL Project Finish	SV
Substation		06-Feb-12	31-Oct-12	189		13-Jul-12	-77
G6000	Pt. to Pt. Testing / Fail Over for T-line tap	06-Feb-12	27-Feb-12	15	0%	31-May-12	67
G6010	PSE Substation Commissioning for T-line tap	28-Feb-12	12-Mar-12	10	0%	14-Jun-12	67
GMS1070	Substation In-Service for T-line tap		12-Mar-12	0	0%	14-Jun-12	68
G6020	Substation As-Builts review	13-Mar-12	09-Apr-12	20	0%	13-Jul-12	67
G6510	Pt. to Pt. Testing / Fail Over for new T-line	11-Oct-12	31-Oct-12	15	0%		
GMS1130	Substation In-Service for new T-line		31-Oct-12	0	0%		
Transmission/Distribution		27-Jan-12	30-Nov-12	215		13-Jul-12	-97
G6350	Transmission System Modeling for T-line Tap	27-Jan-12	10-Feb-12	15	0%	20-Feb-12	10
G5330	In-Service 30-day Notification to WECC for T-line Tap	11-Feb-12	11-Mar-12	30	0%	21-Mar-12	10
G6480	Transmission System Modeling for new T-line	17-Sep-12	01-Oct-12	15	0%		
G6490	In-Service 30-day Notification to WECC for new T-line	02-Oct-12	31-Oct-12	30	0%		
G6030	Trans/Dist As-Builts review	01-Nov-12	30-Nov-12	20	0%	13-Jul-12	-97
Project Management		30-Jan-12	13-Mar-12	31		15-Jun-12	67
G6370	Notify Planning to Prepare FAC009	30-Jan-12		0	0%		68
G6380	Prepare FAC009	30-Jan-12	12-Mar-12	30	0%	14-Jun-12	67
G6040	Lessons Learned Meeting	13-Mar-12	13-Mar-12	1	0%	15-Jun-12	67



Remaining Level of Effort
Actual Level of Effort
Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Baseline Milestone
Milestone
% Complete
summary

PSE Capital Programs
Detail Schedule by WBS
TASK filter: PSE_Activity not Complete.

Start Date: 01-Jun-06
Finish Date: 30-Nov-12
Data Date: 01-May-11
Run Date: 18-May-11

PUGET SOUND ENERGY

Construction Bid Process
Exhibit D

Puget Sound Energy
Contract [Bid/Award] Risk Assessment
Project: Ardmore Substation – May 16, 2011

1. Description of the scope of work to be bid out and associated contract value:

The project will be a general contract for civil construction required for the new Ardmore Substation. The project generally consists of removal of existing asphalt and foundations; cleanup of contamination (if required); grading; installation of MSE wall; installation of architectural wall and fence; construction of driveways; frontage improvements; landscaping; and installation of conduits, cable trench, ground mat, and new foundations.

2. Description of the project's current financially-material risks and associated risk values.

   a. All engineering 100% complete Y/N? If not, what is not complete, why, when will it be complete, and quantify risk with incomplete package?

   All engineering for the phase of work covered by the bid package is complete.

   b. All aspects of bid package complete and assembled Y/N? If not, what is incomplete, why, and when will it be complete?

   All aspects of the bid package are complete.

   c. Are all permits obtained Y/N? If not, what is pending and define permit risks.

   No. We are still in the permit process. The building permits for the MSE wall, architectural wall, fire wall and fence have not been issued and may not be issued until after the contractor is selected. The City's review and approval of the civil drawing package will not be completed until after a contractor is selected. The City Council's decision on the Conditional Use Permit was issued on April 19th and was not appealed. The building permits may be appealed to the Hearing Examiner. If this happens, PSE can proceed with the substation work at its own risk. The building permit for the MSE wall was submitted May 12th and can be issued after the civil construction package is approved. We anticipate the building permit for the MSE wall will issued by late June or early July.

   d. Scheduling risks

   The primary scheduling risks involve obtaining the required permits prior to the planned start of construction and completing the bid process so that a Notice to Proceed can be issued the week of June 27th. There is substantial substation grading work and the west side of the property has a steep slope. We need to complete the civil construction work in the dry weather. In addition, GIS equipment should be assembled in low humidity conditions. If we do not start the project as

Construction Bid Process
Exhibit D

early in the summer as possible, we risk pushing GIS assembly work into the wetter fall months.

e. Construction related risks

As mentioned above, the civil construction work should be done in dry weather. If not, we face a higher risk of releasing silt-laden runoff onto adjoining properties or into the storm water system and eventually into the local streams. The MSE wall will be installed on a steep slope and must be completed in dry weather. The GIS equipment must be installed in low humidity conditions. Moisture in the equipment can cause arcing. If assembly of the GIS equipment is not initiated by mid-August to early September, we may need to build a temporary containment in which the humidity can be controlled. This containment would have to allow for the use of some type of crane to lift and set the GIS equipment.

The ultimate schedule risk is not completing the project before possible hot summer weather in 2012. Because Ardmore Substation is required to address summer peaking issues, every summer we delay completing the project we prolong the period that customers in the area are at risk of extended outages. The customers at risk include not only residential customers but numerous commercial customers such as Microsoft.

f. Environmental risks

The Phase II Environmental Site Assessment indicated that one sample of soil had cPAH's with concentrations exceeding MTCA Method A cleanup levels. Therefore, there is a potential for encountering a small quantity of soil with concentrations of contaminates exceeding State cleanup levels. GeoEngineers estimated that up to 125 cubic yards of soil could be contaminated. We are planning to have Golder Associates define the limits of soil contamination prior to the start of construction. Based on results of the supplemental soil exploration activities, PSE will work with Ecology to determine an appropriate remedial option in accordance with MTCA. If remediation is required, the Contractor will be responsible for excavating and disposing of the contaminated soil. Golder will monitor the cleanup activities and obtain confirmation samples.

Another environmental risk involves the potential for generating silt-laden runoff from grading activities. The Contractor will be required to comply with a site specific Storm Water Pollution Prevention Plan (SWPPP) and to have an on-site Certified Erosion and Sedimentation Control Lead (CESCL).

g. Community / Jurisdictional / Public awareness risks

This is a high profile project, which is supported by the Cities of Redmond and Bellevue as well as most of the surrounding community. However, two adjacent property owners opposed the issuance of a Conditional Use Permit for this project. One of the adjoining property owners is claiming adverse possession and has filed a quiet title action in Superior Court.

h. Current estimate within approved budget Y/N? If no, the variance and why?

Construction Bid Process
Exhibit D

No. The current estimate is approximately $4,500,000 higher than the approved 2011 budget.

After completing detailed design, estimated substation costs are higher than previously anticipated. Estimated civil construction costs are higher ($900K) for various reasons such as higher costs for footings and the unanticipated need to use an enclosure and crane for GIS construction. The actual materials costs from vendors came in higher than projected for the following items: architectural walls; fire walls; and vault costs. We added a bay to the GIS for combining Ardmore with Interlaken Substations ($500K). We had significant additional costs for rerouting distribution get-a-way conduits within the substation site ($300K). The costs for the underground transmission line get-a-away and vault were higher than previously estimated ($200K). In addition we had higher than anticipated SCADA and fiber costs ($250K).

Costs for the distribution feeder work came in higher than initially estimated after detailed design was completed ($750K). A good portion of the higher costs is due to the need to install feeders in the travel lanes of the right-of-way rather than sidewalks. This will require significantly higher costs for restoration work. When a travel lane is impacted by construction activities, the City of Redmond and City of Bellevue codes require half lane restoration, which involves expensive grind and overlay. We had to reroute a portion of the distribution system at an additional cost of $200K to $300K, because we could not get an easement through the Office Depot property. We also had an unanticipated $65K permit/inspection fee from Redmond.

The total legal costs, incurred in support of permitting and property acquisition, were more than anticipated ($500K). Our application for a CUP was challenged and an adjacent property owner is claiming adverse possession over a portion of the substation site.

The property acquisition costs included in the current estimate are also higher than previously estimated ($300K). In addition to the substation property purchased in 2009, we will need a transmission line easement from Walgreens, and distribution line easements from Microsoft and Group Health. Approximately 30% of total project costs are related to property purchase. It should be noted that, the current estimated total project cost does not include a credit for the future sale of the Interlaken Substation property.

The construction overheads used for the engineering estimates were at 15% and the current construction overheads are at approximately 18%.

i. Other risks

The project involves significant cut and fill and as fall approaches there are risks associated with wet weather.

When the current project is completed, three transmission lines will interconnect at Ardmore Substation: one from the west and two from the east. The two circuits from the east will approach the station along NE 24th Street as a double circuit line and cross NE Bel-Red Road before terminating at the station. An easement for one span of the double circuit line has not yet been acquired. The required easement area is on a property owned by Walgreens which is located east of the Ardmore Substation site. The negotiations with Walgreens have been underway for several months.

Construction Bid Process
Exhibit D

There is a possibility that PSE made need to condemn Walgreens for the needed property rights. If the property rights are not secured in the coming two to three months, there is a risk that when Ardmore Substation is energized in summer 2012, it will have to be operated on a tap for an interim period.

3. List of Bidders and Contractor Selection Matrix – see attached.

4. Bid Schedule and Construction start/completion target dates

   We hope to go to bid by mid-May. We would like to award bids by mid-June and issue a Notice to Proceed by June 27th. We plan to have the substation civil work completed by mid-September. The GIS assembly work (to be completed by PSE) should start by mid- to late August and be completed by early October. If the GIS work is initiated in September, we will likely need to build it within a containment, within which humidity can be controlled.

5. Completed [Gate-4/Gate 5] Project Change Request (PCR) – see attached.

Schedule of Bid Prices
Ardmore Substation

Superior Work Order Number: 101034171

Contractor_____

Project Total Lump Base Bid $_____
(Excluding State and Local Sales Tax)

1. Breakdown of Lump Sum Bid:

a	Erosion Control	$50,000
b	Demolition and Removal	$35,000
c	Earthwork & Grading	$237,518
d	MSE Retaining Walls	$207,050
e	Storm Drainage	$44,090
f	SPCC System (includes storm infrastructure)	$73,480
g	Yard Fill (base & yard rock)	$52,932
h	Concrete Foundations	$316,048
i	Asphalt driveway & shoulders	$18,284
j	Fencing (includes footings & wall assembly)	$237,455
k	Landscape and Irrigation	$143,658
l	2 yr Landscape Warranty & Maintenance	$28,732
m	Bel-Red Concrete Plaza	$16,020
n	Conduit	$190,000
o	Feeder Get-a-Way Conduits	$220,000
p	Ground Grid	$75,000
q	Cable Trench	$115,000
r	Underground Transmission Duct Bank	$75,000
s	Mobilization & Demobilization	$75,000_____

SUB TOTAL Base Bid: $ 2,210,267

2. Bid Alternates

1	Contaminated Soil Removal (price/CY)	$_____
2	Tent & environment control for GIS Fabrication	$_____
3	Crane for GIS Fabrication inside tent	$_____
4	Timber Harvest & Removal	$6,000_____

SUB TOTAL Bid Alternates: $_____

3. Key Contractor Personnel:

Project Manager _____

Project General Foreman/Superintendent _____

Safety Representative _____

Quality Control Representative _____

CESCL (or hired Consultant) _____

4. Subcontractors:

Site Work _____

Foundations _____

Fence _____

Landscape and Irrigation _____

2 yr LA Warranty & Maintenance _____

Asphalt Paving _____

Conduits, Grounding and Vaults _____

Bel-Red Concrete Plaza _____

Contaminated Soil Specialist _____

Other (specify): _____

ARDMORE SUB

	Ardmore Sub .01.01 - SAP Accounting View	Total Project	Balance To Go	2010 & Prior	2011 Cost To Date	2011 Balance to Go	2011 Total	2012
WBS 01	Project Management	282,000	101,100	146,000	34,900	57,300	92,200	43,800
WBS 03	Engineering & Design	648,900	204,700	305,500	138,700	138,800	277,400	66,000
WBS 04	Real Estate & RoW	597,300	57,600	394,600	145,100	57,600	202,700	-
WBS 05	Permitting	283,300	23,600	240,000	19,700	23,600	43,300	-
WBS 06	PSE Procured Matls	7,398,900	6,719,400	595,200	84,200	6,694,500	6,778,700	24,900
WBS 08	Construction	3,422,100	3,275,500	136,200	10,400	2,982,400	2,992,800	293,100
OHA	Overhead and Assessments:	1,333,200	683,300	514,200	135,800	424,000	559,700	259,400
COH	Construction Overhead:	2,373,300	1,881,100	397,900	94,400	1,764,300	1,858,600	116,800
	Project Subtotal:	**16,339,000**	**12,946,300**	**2,729,600**	**663,200**	**12,142,500**	**12,805,400**	**804,000**
WBS 10	Contingencies	910,900	910,900	-	-	705,400	705,400	205,500
	Substation Project Total:	**17,249,900**	**13,857,200**	**2,729,600**	**663,200**	**12,847,900**	**13,510,800**	**1,009,500**

Gate 4 - detailed engineers estimate

2011 Budget: **11,229,000**

Forecast to Budget Variance: (2,281,800)

	ARD Feeders.02.01 - SAP Accounting View	Total Project	Balance To Go	2010 & Prior	2011 Cost To Date	2011 Balance to Go	2011 Total	2012
WBS 01	Project Management	-	-	-	-	-	-	-
WBS 03	Engineering & Design	6,100	1,000	800	4,300	1,000	5,300	-
WBS 04	Real Estate & RoW	16,600	6,200	-	10,400	6,200	16,600	-
WBS 05	Permitting	72,400	5,100	-	67,300	5,100	72,400	-
WBS 06	PSE Procured Matls	728,500	728,500	-	-	538,100	538,100	190,400
WBS 08	Construction	2,106,200	2,139,800	-	(33,600)	1,379,400	1,345,800	760,400
OHA	Overhead and Assessments:	13,900	10,700	1,300	1,800	10,700	12,600	-
COH	Construction Overhead:	500,800	491,500	400	8,900	329,900	338,800	161,600
	Project Subtotal:	**3,444,500**	**3,382,800**	**2,500**	**59,100**	**2,270,400**	**2,329,600**	**1,112,400**
WBS 10	Contingencies	286,000	286,000	-	-	286,000	286,000	-
	Substation Project Total:	**3,730,500**	**3,668,800**	**2,500**	**59,100**	**2,556,400**	**2,615,600**	**1,112,400**

Gate 4 - detailed engineers estimate

2011 Budget: **1,531,356**

Forecast to Budget Variance: (1,084,244)

	Ardmore Property .03 - SAP Accounting View	Total Project	Balance To Go	2010 & Prior	2011 Cost To Date	2011 Balance to Go	2011 Total	2012
WBS 01	Project Management	-	-	-	-	-	-	-
WBS 03	Engineering & Design	49,500	900	48,600	-	900	900	-
WBS 04	Real Estate & RoW	8,598,000	1,000,000	7,598,000	-	1,000,000	1,000,000	-
WBS 05	Permitting	100	-	100	-	-	-	-
WBS 06	PSE Procured Matls	-	-	-	-	-	-	-
WBS 08	Construction	7,000	-	7,000	-	-	-	-
OHA	Overhead and Assessments:	(25,300)	-	(25,300)	-	-	-	-
COH	Construction Overhead:	20,500	20,000	500	-	20,000	20,000	-
	Project Subtotal:	8,649,800	1,020,900	7,628,900	-	1,020,900	1,020,900	-
WBS 10	Contingencies	-	-	-	-	-	-	-
	Substation Project Total:	8,649,800	1,020,900	7,628,900	-	1,020,900	1,020,900	-

Gate 4 - detailed engineers estimate

2011 Budget: 816,720

Forecast to Budget Variance: (204,180)

	Ardmore Trans .04.01 - SAP Accounting View	Total Project	Balance To Go	2010 & Prior	2011 Cost To Date	2011 Balance to Go	2011 Total	2012
WBS 01	Project Management	-	-	-	-	-	-	-
WBS 03	Engineering & Design	-	-	-	-	-	-	-
WBS 04	Real Estate & RoW	-	-	-	-	-	-	-
WBS 05	Permitting	-	-	-	-	-	-	-
WBS 06	PSE Procured Matls	143,400	143,400	-	-	-	-	143,400
WBS 08	Construction	207,100	207,100	-	-	42,700	42,700	164,300
OHA	Overhead and Assessments:	-	-	-	-	-	-	-
COH	Construction Overhead:	59,600	59,600	-	-	7,300	7,300	52,300
	Project Subtotal:	410,100	410,100	-	-	50,000	50,000	360,000
WBS 10	Contingencies	-	-	-	-	-	-	-
	Substation Project Total:	410,100	410,100	-	-	50,000	50,000	360,000

	Total Project (CAPITAL) - SAP Accounting View	Total Project	Balance To Go	2010 & Prior	2011 Cost To Date	2011 Balance to Go	2011 Total	2012
WBS 01	Project Management	282,000	101,100	146,000	34,900	57,300	92,200	43,800
WBS 03	Engineering & Design	704,500	206,600	354,900	143,000	140,700	283,600	66,000
WBS 04	Real Estate & RoW	9,211,900	1,063,800	7,992,600	155,500	1,063,800	1,219,300	-
WBS 05	Permitting	355,800	172,100	240,100	87,000	28,700	115,700	143,400
WBS 06	PSE Procured Matls	8,270,800	7,655,000	595,200	84,200	7,275,300	7,359,500	379,600
WBS 08	Construction	5,742,400	5,415,300	143,200	(23,200)	4,361,800	4,338,600	1,053,500
OHA	Overhead and Assessments:	1,321,800	753,600	490,200	137,600	442,000	579,600	311,700
COH	Construction Overhead:	2,954,200	2,802,700	398,800	103,300	2,164,200	2,267,400	638,400
	Project Subtotal:	28,843,400	18,170,200	10,361,000	722,300	15,533,800	16,255,900	2,636,400
WBS 10	Contingencies	1,196,900	1,196,900	-	-	991,400	991,400	205,500
	Substation Project Total:	30,040,300	19,367,100	10,361,000	722,300	16,525,200	17,247,300	2,841,900

Gate 4 - detailed engineers estimate

2011 Budget: 13,577,076

Forecast to Budget Variance: (3,670,224)

	Ardmore Sub OMRC .01.02 - SAP Accounting View	Total Project	Balance To Go	2010 & Prior	2011 Cost To Date	2011 Balance to Go	2011 Total	2012
WBS 01	Project Management	-	-	-	-	-	-	-
WBS 03	Engineering & Design	-	-	-	-	-	-	-
WBS 04	Real Estate & RoW	563,900	-	563,900	-	-	-	-
WBS 05	Permitting	-	-	-	-	-	-	-
WBS 06	PSE Procured Matls	200	-	200	-	-	-	-
WBS 08	Construction	-	-	-	-	-	-	-
OHA	Overhead and Assessments:	32,700	-	32,700	-	-	-	-
COH	Construction Overhead:	-	-	-	-	-	-	-
	Project Subtotal:	596,800	-	596,800	-	-	-	-
WBS 10	Contingencies	-	-	-	-	-	-	-
	Substation Project Total:	596,800	-	596,800	-	-	-	-

Gate 4 - detailed engineers estimate

2011 Budget:

Forecast to Budget Variance: -

	Ardmore Feeders OMRC .02.02 - SAP Accounting View	**Total Project**	**Balance To Go**	**2010 & Prior**	**2011 Cost To Date**	**2011 Balance to Go**	**2011 Total**	**2012**
WBS 01	**Project Management**	-	-	-	-	-	-	-
WBS 03	**Engineering & Design**	-	-	-	-	-	-	-
WBS 04	**Real Estate & RoW**	-	-	-	-	-	-	-
WBS 05	**Permitting**	-	-	-	-	-	-	-
WBS 06	**PSE Procured Matls**	-	-	-	-	-	-	-
WBS 08	**Construction**	-	-	-	-	-	-	-
OHA	**Overhead and Assessments:**	-	-	-	-	-	-	-
COH	**Construction Overhead:**	-	-	-	-	-	-	-
	Project Subtotal:	-	-	-	-	-	-	-
WBS 10	**Contingencies**	-	-	-	-	-	-	-
	Substation Project Total:	-	-	-	-	-	-	-

Gate 4 - detailed engineers estimate **2011 Budget:**

Forecast to Budget Variance: -

	Ardmore Trans OMRC 0.4.02 - SAP Accounting View	**Total Project**	**Balance To Go**	**2010 & Prior**	**2011 Cost To Date**	**2011 Balance to Go**	**2011 Total**	**2012**
WBS 01	**Project Management**	-	-	-	-	-	-	-
WBS 03	**Engineering & Design**	-	-	-	-	-	-	-
WBS 04	**Real Estate & RoW**	-	-	-	-	-	-	-
WBS 05	**Permitting**	-	-	-	-	-	-	-
WBS 06	**PSE Procured Matls**	-	-	-	-	-	-	-
WBS 08	**Construction**	20,000	20,000	-	-	-	-	20,000
OHA	**Overhead and Assessments:**	-	-	-	-	-	-	-
COH	**Construction Overhead:**	-	-	-	-	-	-	-
	Project Subtotal:	20,000	20,000	-	-	-	-	20,000
WBS 10	**Contingencies**	-	-	-	-	-	-	-
	Substation Project Total:	20,000	20,000	-	-	-	-	20,000

Gate 4 - detailed engineers estimate **2011 Budget:**

Forecast to Budget Variance: -

	Total Project OMRC - SAP Accounting View	**Total Project**	**Balance To Go**	**2010 & Prior**	**2011 Cost To Date**	**2011 Balance to Go**	**2011 Total**	**2012**
WBS 01	**Project Management**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
WBS 03	**Engineering & Design**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
WBS 04	**Real Estate & RoW**	**563,900**	**-**	**563,900**	**-**	**-**	**-**	**-**
WBS 05	**Permitting**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
WBS 06	**PSE Procured Matls**	**200**	**-**	**200**	**-**	**-**	**-**	**-**
WBS 08	**Construction**	**20,000**	**20,000**	**-**	**-**	**-**	**-**	**20,000**
OHA	**Overhead and Assessments:**	**32,700**	**-**	**32,700**	**-**	**-**	**-**	**-**
COH	**Construction Overhead:**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
	Project Subtotal:	**616,800**	**20,000**	**596,800**	**-**	**-**	**-**	**20,000**
WBS 10	**Contingencies**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
	Substation Project Total:	**616,800**	**20,000**	**596,800**	**-**	**-**	**-**	**20,000**

Gate 4 - detailed engineers estimate

2011 Budget:

Forecast to Budget Variance: -

	Total Project - SAP Accounting View	**Total Project**	**Balance To Go**	**2010 & Prior**	**2011 Cost To Date**	**2011 Balance to Go**	**2011 Total**	**2012**
WBS 01	**Project Management**	**282,000**	**101,100**	**146,000**	**34,900**	**57,300**	**92,200**	**43,800**
WBS 03	**Engineering & Design**	**704,500**	**206,600**	**354,900**	**143,000**	**140,700**	**283,600**	**66,000**
WBS 04	**Real Estate & RoW**	**9,775,800**	**1,063,800**	**8,556,500**	**155,500**	**1,063,800**	**1,219,300**	**-**
WBS 05	**Permitting**	**355,800**	**172,100**	**240,100**	**87,000**	**28,700**	**115,700**	**143,400**
WBS 06	**PSE Procured Matls**	**8,271,000**	**7,655,000**	**595,400**	**84,200**	**7,275,300**	**7,359,500**	**379,600**
WBS 08	**Construction**	**5,762,400**	**5,435,300**	**143,200**	**(23,200)**	**4,361,800**	**4,338,600**	**1,073,500**
OHA	**Overhead and Assessments:**	**1,354,500**	**753,600**	**522,900**	**137,600**	**442,000**	**579,600**	**311,700**
COH	**Construction Overhead:**	**2,954,200**	**2,802,700**	**398,800**	**103,300**	**2,164,200**	**2,267,400**	**638,400**
	Project Subtotal:	**29,460,200**	**18,190,200**	**10,957,800**	**722,300**	**15,533,800**	**16,255,900**	**2,656,400**
WBS 10	**Contingencies**	**1,196,900**	**1,196,900**	**-**	**-**	**991,400**	**991,400**	**205,500**
	Substation Project Total:	**30,657,100**	**19,387,100**	**10,957,800**	**722,300**	**16,525,200**	**17,247,300**	**2,861,900**

Gate 4 - detailed engineers estimate

2011 Budget:

Forecast to Budget Variance: (17,247,300)

ARDMORE SUB

	Ardmore Sub .01.01 - SAP Accounting View	Total Project	Balance To Go	2010 & Prior	2011 Cost To Date	2011 Balance to Go	2011 Total	2012
WBS 01	Project Management	282,000	101,100	146,000	34,900	57,300	92,200	43,800
WBS 03	Engineering & Design	648,900	204,700	305,500	138,700	138,800	277,400	66,000
WBS 04	Real Estate & RoW	597,300	57,600	394,600	145,100	57,600	202,700	-
WBS 05	Permitting	283,300	23,600	240,000	19,700	23,600	43,300	-
WBS 06	PSE Procured Matls	7,398,900	6,719,400	595,200	84,200	6,694,500	6,778,700	24,900
WBS 08	Construction	4,123,500	3,976,900	136,200	10,400	3,680,300	3,690,700	296,600
OHA	Overhead and Assessments:	1,333,200	683,300	514,200	135,800	424,000	559,700	259,400
COH	Construction Overhead:	2,492,600	2,000,300	397,900	94,400	1,882,900	1,977,300	117,400
	Project Subtotal:	**17,159,700**	**13,766,900**	**2,729,600**	**663,200**	**12,959,000**	**13,622,000**	**808,100**
WBS 10	Contingencies	1,051,200	1,051,200	-	-	810,600	810,600	240,600
	Substation Project Total:	**18,210,900**	**14,818,100**	**2,729,600**	**663,200**	**13,769,600**	**14,432,600**	**1,048,700**
	Gate 4 - detailed engineers estimate					**2011 Budget:**	**11,229,000**	
						Forecast to Budget Variance:	(3,203,600)	

	ARD Feeders.02.01 - SAP Accounting View	Total Project	Balance To Go	2010 & Prior	2011 Cost To Date	2011 Balance to Go	2011 Total	2012
WBS 01	Project Management	-	-	-	-	-	-	-
WBS 03	Engineering & Design	6,100	1,000	800	4,300	1,000	5,300	-
WBS 04	Real Estate & RoW	16,600	6,200	-	10,400	6,200	16,600	-
WBS 05	Permitting	72,400	5,100	-	67,300	5,100	72,400	-
WBS 06	PSE Procured Matls	728,500	728,500	-	-	538,100	538,100	190,400
WBS 08	Construction	2,106,200	2,139,800	-	(33,600)	1,379,400	1,345,800	760,400
OHA	Overhead and Assessments:	13,900	10,700	1,300	1,800	10,700	12,600	-
COH	Construction Overhead:	500,800	491,500	400	8,900	329,900	338,800	161,600
	Project Subtotal:	**3,444,500**	**3,382,800**	**2,500**	**59,100**	**2,270,400**	**2,329,600**	**1,112,400**
WBS 10	Contingencies	286,000	286,000	-	-	286,000	286,000	-
	Substation Project Total:	**3,730,500**	**3,668,800**	**2,500**	**59,100**	**2,556,400**	**2,615,600**	**1,112,400**
	Gate 4 - detailed engineers estimate					**2011 Budget:**	**1,531,356**	
						Forecast to Budget Variance:	(1,084,244)	

	Ardmore Property .03 - SAP Accounting View	**Total Project**	**Balance To Go**	**2010 & Prior**	**2011 Cost To Date**	**2011 Balance to Go**	**2011 Total**	**2012**
WBS 01	Project Management	-	-	-	-	-	-	-
WBS 03	Engineering & Design	49,500	900	48,600	-	900	900	-
WBS 04	Real Estate & RoW	8,598,000	1,000,000	7,598,000	-	1,000,000	1,000,000	-
WBS 05	Permitting	100	-	100	-	-	-	-
WBS 06	PSE Procured Matls	-	-	-	-	-	-	-
WBS 08	Construction	7,000	-	7,000	-	-	-	-
OHA	Overhead and Assessments:	(25,300)	-	(25,300)	-	-	-	-
COH	Construction Overhead:	20,500	20,000	500	-	20,000	20,000	-
	Project Subtotal:	8,649,800	1,020,900	7,628,900	-	1,020,900	1,020,900	-
WBS 10	Contingencies	-	-	-	-	-	-	-
	Substation Project Total:	8,649,800	1,020,900	7,628,900	-	1,020,900	1,020,900	-

Gate 4 - detailed engineers estimate

2011 Budget: 816,720

Forecast to Budget Variance: (204,180)

	Ardmore Trans .04.01 - SAP Accounting View	**Total Project**	**Balance To Go**	**2010 & Prior**	**2011 Cost To Date**	**2011 Balance to Go**	**2011 Total**	**2012**
WBS 01	Project Management	-	-	-	-	-	-	-
WBS 03	Engineering & Design	-	-	-	-	-	-	-
WBS 04	Real Estate & RoW	-	-	-	-	-	-	-
WBS 05	Permitting	-	-	-	-	-	-	-
WBS 06	PSE Procured Matls	143,400	143,400	-	-	-	-	143,400
WBS 08	Construction	207,100	207,100	-	-	42,700	42,700	164,300
OHA	Overhead and Assessments:	-	-	-	-	-	-	-
COH	Construction Overhead:	59,600	59,600	-	-	7,300	7,300	52,300
	Project Subtotal:	410,100	410,100	-	-	50,000	50,000	360,000
WBS 10	Contingencies	-	-	-	-	-	-	-
	Substation Project Total:	410,100	410,100	-	-	50,000	50,000	360,000

	Total Project (CAPITAL) - SAP Accounting View	Total Project	Balance To Go	2010 & Prior	2011 Cost To Date	2011 Balance to Go	2011 Total	2012
WBS 01	Project Management	282,000	101,100	146,000	34,900	57,300	92,200	43,800
WBS 03	Engineering & Design	704,500	206,600	354,900	143,000	140,700	283,600	66,000
WBS 04	Real Estate & RoW	9,211,900	1,063,800	7,992,600	155,500	1,063,800	1,219,300	-
WBS 05	Permitting	355,800	172,100	240,100	87,000	28,700	115,700	143,400
WBS 06	PSE Procured Matls	8,270,800	7,655,000	595,200	84,200	7,275,300	7,359,500	379,600
WBS 08	Construction	6,443,800	6,116,700	143,200	(23,200)	5,059,700	5,036,500	1,057,000
OHA	Overhead and Assessments:	1,321,800	753,600	490,200	137,600	442,000	579,600	311,700
COH	Construction Overhead:	3,073,500	2,921,900	398,800	103,300	2,282,800	2,386,100	639,000
	Project Subtotal:	29,664,100	18,990,800	10,361,000	722,300	16,350,300	17,072,500	2,640,500
WBS 10	Contingencies	1,337,200	1,337,200	-	-	1,096,600	1,096,600	240,600
	Substation Project Total:	31,001,300	20,328,000	10,361,000	722,300	17,446,900	18,169,100	2,881,100

Gate 4 - detailed engineers estimate

2011 Budget: 13,577,076

Forecast to Budget Variance: (4,592,024)

	Ardmore Sub OMRC .01.02 - SAP Accounting View	Total Project	Balance To Go	2010 & Prior	2011 Cost To Date	2011 Balance to Go	2011 Total	2012
WBS 01	Project Management	-	-	-	-	-	-	-
WBS 03	Engineering & Design	-	-	-	-	-	-	-
WBS 04	Real Estate & RoW	563,900	-	563,900	-	-	-	-
WBS 05	Permitting	-	-	-	-	-	-	-
WBS 06	PSE Procured Matls	200	-	200	-	-	-	-
WBS 08	Construction	-	-	-	-	-	-	-
OHA	Overhead and Assessments:	32,700	-	32,700	-	-	-	-
COH	Construction Overhead:	-	-	-	-	-	-	-
	Project Subtotal:	596,800	-	596,800	-	-	-	-
WBS 10	Contingencies	-	-	-	-	-	-	-
	Substation Project Total:	596,800	-	596,800	-	-	-	-

Gate 4 - detailed engineers estimate

2011 Budget:

Forecast to Budget Variance: -

	Ardmore Feeders OMRC .02.02 - SAP Accounting View	**Total Project**	**Balance To Go**	**2010 & Prior**	**2011 Cost To Date**	**2011 Balance to Go**	**2011 Total**	**2012**
WBS 01	**Project Management**	-	-	-	-	-	-	-
WBS 03	**Engineering & Design**	-	-	-	-	-	-	-
WBS 04	**Real Estate & RoW**	-	-	-	-	-	-	-
WBS 05	**Permitting**	-	-	-	-	-	-	-
WBS 06	**PSE Procured Matls**	-	-	-	-	-	-	-
WBS 08	**Construction**	-	-	-	-	-	-	-
OHA	**Overhead and Assessments:**	-	-	-	-	-	-	-
COH	**Construction Overhead:**	-	-	-	-	-	-	-
	Project Subtotal:	-	-	-	-	-	-	-
WBS 10	**Contingencies**	-	-	-	-	-	-	-
	Substation Project Total:	-	-	-	-	-	-	-

Gate 4 - detailed engineers estimate **2011 Budget:**

Forecast to Budget Variance: -

	Ardmore Trans OMRC 0.4.02 - SAP Accounting View	**Total Project**	**Balance To Go**	**2010 & Prior**	**2011 Cost To Date**	**2011 Balance to Go**	**2011 Total**	**2012**
WBS 01	**Project Management**	-	-	-	-	-	-	-
WBS 03	**Engineering & Design**	-	-	-	-	-	-	-
WBS 04	**Real Estate & RoW**	-	-	-	-	-	-	-
WBS 05	**Permitting**	-	-	-	-	-	-	-
WBS 06	**PSE Procured Matls**	-	-	-	-	-	-	-
WBS 08	**Construction**	20,000	20,000	-	-	-	-	20,000
OHA	**Overhead and Assessments:**	-	-	-	-	-	-	-
COH	**Construction Overhead:**	-	-	-	-	-	-	-
	Project Subtotal:	20,000	20,000	-	-	-	-	20,000
WBS 10	**Contingencies**	-	-	-	-	-	-	-
	Substation Project Total:	20,000	20,000	-	-	-	-	20,000

Gate 4 - detailed engineers estimate **2011 Budget:**

Forecast to Budget Variance: -

	Total Project OMRC - SAP Accounting View	**Total Project**	**Balance To Go**	**2010 & Prior**	**2011 Cost To Date**	**2011 Balance to Go**	**2011 Total**	**2012**
WBS 01	**Project Management**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
WBS 03	**Engineering & Design**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
WBS 04	**Real Estate & RoW**	**563,900**	**-**	**563,900**	**-**	**-**	**-**	**-**
WBS 05	**Permitting**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
WBS 06	**PSE Procured Matls**	**200**	**-**	**200**	**-**	**-**	**-**	**-**
WBS 08	**Construction**	**20,000**	**20,000**	**-**	**-**	**-**	**-**	**20,000**
OHA	**Overhead and Assessments:**	**32,700**	**-**	**32,700**	**-**	**-**	**-**	**-**
COH	**Construction Overhead:**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
	Project Subtotal:	**616,800**	**20,000**	**596,800**	**-**	**-**	**-**	**20,000**
WBS 10	**Contingencies**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
	Substation Project Total:	**616,800**	**20,000**	**596,800**	**-**	**-**	**-**	**20,000**

Gate 4 - detailed engineers estimate **2011 Budget:**

Forecast to Budget Variance: -

	Total Project - SAP Accounting View	**Total Project**	**Balance To Go**	**2010 & Prior**	**2011 Cost To Date**	**2011 Balance to Go**	**2011 Total**	**2012**
WBS 01	**Project Management**	**282,000**	**101,100**	**146,000**	**34,900**	**57,300**	**92,200**	**43,800**
WBS 03	**Engineering & Design**	**704,500**	**206,600**	**354,900**	**143,000**	**140,700**	**283,600**	**66,000**
WBS 04	**Real Estate & RoW**	**9,775,800**	**1,063,800**	**8,556,500**	**155,500**	**1,063,800**	**1,219,300**	**-**
WBS 05	**Permitting**	**355,800**	**172,100**	**240,100**	**87,000**	**28,700**	**115,700**	**143,400**
WBS 06	**PSE Procured Matls**	**8,271,000**	**7,655,000**	**595,400**	**84,200**	**7,275,300**	**7,359,500**	**379,600**
WBS 08	**Construction**	**6,463,800**	**6,136,700**	**143,200**	**(23,200)**	**5,059,700**	**5,036,500**	**1,077,000**
OHA	**Overhead and Assessments:**	**1,354,500**	**753,600**	**522,900**	**137,600**	**442,000**	**579,600**	**311,700**
COH	**Construction Overhead:**	**3,073,500**	**2,921,900**	**398,800**	**103,300**	**2,282,800**	**2,386,100**	**639,000**
	Project Subtotal:	**30,280,900**	**19,010,800**	**10,957,800**	**722,300**	**16,350,300**	**17,072,500**	**2,660,500**
WBS 10	**Contingencies**	**1,337,200**	**1,337,200**	**-**	**-**	**1,096,600**	**1,096,600**	**240,600**
	Substation Project Total:	**31,618,100**	**20,348,000**	**10,957,800**	**722,300**	**17,446,900**	**18,169,100**	**2,901,100**

Gate 4 - detailed engineers estimate **2011 Budget:**

Forecast to Budget Variance: (18,169,100)

General Major Construction Contractors

Substation Site Work

GLY Construction
200 112th Avenue NE, Suite 300
Bellevue, WA 98004-5878
Attn: Eric Oehling
Email: eric.oehling@gly.com
Ph: (425) 451-8877
Fx: (425) 453-5680

Pottle & Sons Construction, Inc
5745 NW Drive
Ferndale, Washington 98248-9490
Attn: Mark Pottle
Email: mark@pottleandsons.com
Ph: (360) 384-1543
Fx: (360) 384-4093

Skanska USA
221 Yale Avenue North, Suite 400
Seattle, WA 98109-5490
Attn: Darin Gallagher
Email: darin.gallagher@skanska.com
Ph: (206) 726-8000
Fx; (206) 328-9235

Turner Construction Company
Special Products Division
830 Fourth Avenue South
Suite 400
Seattle, Washington 98134-1300
Attn: Scott LaMar
Email: slamar@tcco.com
Ph: (206) 505-6600
Fx: (206) 505-6701

Wade Perrow Construction LLC
10421 Burnham Drive NW
Gig Harbor, WA 98332
Attn: Neil Colombini
Email: neil@wpcconstruction.com
Ph: (253) 853-6405
Fx: (253) 851-6475